

IN RE: PETITION FOR VARIANCE
N/S Old Edmondson Avenue, 265'E
of the c/l Ingleside Avenue
(614 Old Edmondson Avenue)
1st Election District
1st Councilmanic District

John Corbitt, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-179-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 614 Old Edmondson Avenue, located in the vicinity of Ingleside Avenue in Catonsville. The Petition was filed by the owner of the property, John Corbitt (for himself and all others), through his attorney, John V. Murphy, Esquire. The Petitioners seek relief from Section 232.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 1 foot in lieu of the required 20 feet, and from Section 409.6 of the B.C.Z.R. to permit 19 parking spaces in lieu of the required 26 for a proposed two-story addition. The subject property and relief sought are more particularly described by the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John Corbitt, co-owner of the property, Paul Lee, Professional Engineer who prepared the site plan for this property, and his attorney John V. Murphy, Esquire. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.4799 acres, more or less, zoned B.L.-C.N.S., and is improved with a two-story brick and frame commercial building. The building is currently vacant at this time, however, Mr. Corbitt wishes to move his own

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

business into the first floor of the building and utilize the second floor as rental space. The Petitioner seeks the relief requested in order to construct a two-story addition on the north side of the subject building. The proposed addition will provide additional office space on the second floor as well as accommodate an elevator which is necessary in order to provide access to the second floor for handicapped individuals. Due to the size requirements for the elevator and accompanying utility shaft, and the office space proposed for the second floor, the proposed addition will be 20 feet wide by 60 feet deep.

As a result of the proposed expansion to the building and the mixed uses therein, relief is necessary from parking requirements. The Petitioner originally requested approval of 19 parking spaces in lieu of the required 26; however, from the time of filing the Petition to the date of the hearing, a recalculation of the parking requirements was performed and it was determined that the number of parking spaces required for this site is 31, not 26. This is due to the fact that the use of the building has been altered somewhat to allow for a mixed use of both retail and office space. Parking requirements for office space are calculated differently from that required for retail space, which requires a greater number of parking spaces based on the square footage of the retail space proposed. In order to provide the required number of additional parking spaces, the Petitioners modified the original site plan and are now able to provide an additional three parking spaces, as shown on the revised site plan which was submitted and marked into evidence as Petitioner's Exhibit 2. These three additional spaces are located along the front of the building on Old Edmondson Avenue. The Petitioner further testified that he has obtained the permission of the adjacent dry cleaning business to utilize three of

ORIGINAL FILED IN 11/29/96
11/29/96
Bp

their parking spaces, so that he is now able to provide 25 parking spaces total, 22 of which are on-site. The Petitioners originally requested a variance to permit 19 parking spaces in lieu of the required 26, or, a variance of 7 parking spaces. The Petitioners are now able to provide 25 parking spaces in lieu of the required 31 (as adjusted), or, reduced the number of parking spaces to be varianced to 6.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variances. It is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special condi-


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Date 11/21/74
By [Signature]

tions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of November, 1996 that the Petition for Variance seeking relief from Section 232.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 1 foot in lieu of the required 20 feet, and from Section 409.6 of the B.C.Z.R. to permit 25 parking spaces in lieu of the required 31 (as modified herein) for a proposed two-story addition, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Within sixty (60) days of the date of this Order, the Petitioner shall provide a copy of the lease agreement entered into with the adjacent dry cleaning business demonstrating that he has secured the right to lease three of that business's parking spaces.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/29/96
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 26, 1996

John V. Murphy, Esquire
14 N. Rolling Road
Catonsville, Maryland 21228

RE: PETITION FOR VARIANCE
N/S Old Edmondson Avenue, 265'E of the c/l Ingleside Avenue
(614 Old Edmondson Avenue)
1st Election District - 1st Councilmanic District
John Corbitt, et al - Petitioners
Case No. 97-179-A

Dear Mr. Murphy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John Corbitt
105 North Rolling Road, Catonsville, Md. 21228

Mr. Paul Lee
304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel

✓ Case File

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Petition for Variance

#179

to the Zoning Commissioner of Baltimore County

for the property located at

614 Old Edmondson Avenue

which is presently zoned

BL-CNS

97-179-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

232.3B of the BCZR to permit a rear yard of 1 ft. in lieu of the required 20 ft. and a variance to section 409.6 of the BCZR to permit 19 parking spaces in lieu of the required 26 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Second floor is not handicap accessible via elevator which proposed two-story addition would house along with other amenities and office space. Lot is too small to provide all required parking.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: ENGINEER:

PAUL LEE ENGR., INC.

(Type or Print Name)

Signature

304 W. PENNSYLVANIA AVE.

Address

TOWSON, MD. 21204

City

State

Zipcode

Attorney for Petitioner.

John V. Murphy, Esquire

(Type or Print Name)

Signature

14 North Rolling Road (410)744-4967

Address

Phone No.

Catonsville, Maryland 21228

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

John Corbitt For Myself & All Owners

(Type or Print Name)

Signature

John Corbitt

(Type or Print Name)

Signature

105 North Rolling Road

Address

Phone No

Catonsville, Maryland 21228

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

JOHN V. MURPHY

Name

14 N. ROLLING RD.

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

MICROFILMED



*Paul Lee, P.E.**Paul Lee Engineering Inc.**304 W. Pennsylvania Ave.**Towson, Maryland 21204**410-821-5941*

97-179-A

DESCRIPTION#614 OLD EDMONDSON AVENUEELECTION DISTRICT 1C1 - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the north side of Old Edmondson Avenue, said point also being located Easterly - 265 feet ⁺ from the center of Ingleside Avenue; thence leaving said north side of Old Edmondson Avenue (1) N 14°21'25" W - 112.80 feet, thence (2) N 74°45'35" E - 183.02 feet and (3) S 14°21'25" E - 115.65 feet to the north side of Old Edmondson Avenue, thence binding on the north side of said Old Edmondson Avenue, (4) S 75°38'35" W - 183.00 feet to the point of beginning.

Containing 0.4799 acres of land more or less.



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J.O. 96-034
9/23/96*Engineers — Surveyors — Site Planners*

BALTIMORE COUNTY, MARYLAND
OFFICE FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 027507

DATE 10-16-96 ACCOUNT 01-615

Item: 179
By: MK AMOUNT \$ 250.00

RECEIVED FROM: Corbett, John - 614 02 Edmundson Ave

FOR: 020 - Comm Var. ance - \$250.00

MICROFILMED
33471#0288MICHRO
R8 100224TPH10-14-96 \$250.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

RE: Case No.: 97-179A

Petitioner/Developer: _____

John CORBITT

Date of Hearing/Closing: NOV. 15, 1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 614 OLD EDMONDSON AVE. BALTIMORE, MARYLAND 21228

The sign(s) were posted on OCT. 29, 1996
(Month, Day, Year)

Sincerely,

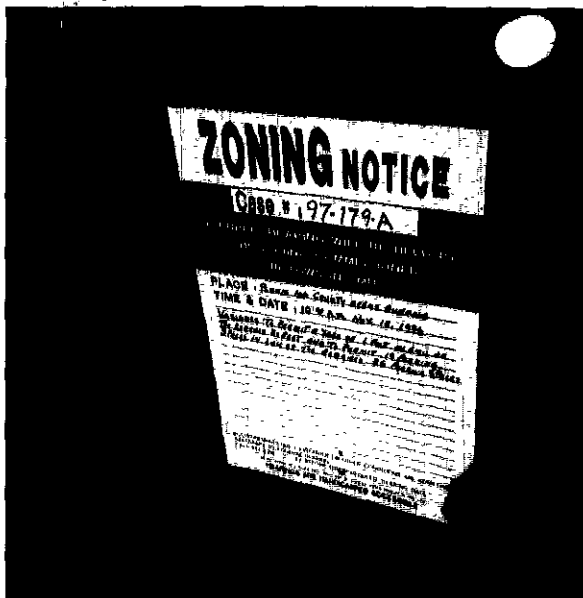
Thomas P. Ogle Sr. 10/29/96
(Signature of Sign Poster and Date)

Thomas P. OGLE SR
(Printed Name)

325 Nicholson Road
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 179

Petitioner: JOHN CORBITT

Location: 614 OLD EDMONDSON AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN CORBITT

ADDRESS: 105 N. ZOLLING RD

CATONSVILLE, MD. 21228

PHONE NUMBER: 788-2724

AJ:ggs

(Revised 09/24/96)

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Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

179

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: *to permit a rear yard of 1 ft. in lieu of 20ft*
and to permit 19 parking in lieu of 26

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
October 31, 1996 Issue - Jeffersonian

Please forward billing to:

John Corbitt
105 N. Rolling Road
Catonsville, MD 21228
788-2721

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-179-A (Item 179)
614 Edmondson Avenue
N/S Old Edmondson Avenue, 265' +/- E of c/l Ingleside Avenue
1st Election District - 1st Councilmanic
Legal Owner(s): John Corbitt

Variance to permit a yard of 1 foot in lieu of the required 20 feet; and to permit 19 parking spaces in lieu of the required 26 parking spaces.

HEARING: FRIDAY, NOVEMBER 15, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-179-A (Item 179)
614 Edmondson Avenue
N/S Old Edmondson Avenue, 265' +/- E of c/l Ingleside Avenue
1st Election District - 1st Councilmanic
Legal Owner(s): John Corbitt

Variance to permit a yard of 1 foot in lieu of the required 20 feet; and to permit 19 parking spaces in lieu of the required 26 parking spaces.

HEARING: FRIDAY, NOVEMBER 15, 1996 at 10:00 a.m. in Room 106, County Office Building.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

cc: John Corbitt
Paul Lee Engr., Inc.
John V. Murphy, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 31, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



RE: PETITION FOR VARIANCE

614 Old Edmondson Ave., N/S Old Edmondson
Avenue, 265'+/- E of c/l Ingleside Ave.
1st Election District, 1st Councilmanic

John Corbitt, et al.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-179-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to John V. Murphy, Esq., 14 N. Rolling Road, Baltimore, MD 21228, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PETITION PROBLEMS

#179 --- MJK

1. Need names, addresses, and signatures of ALL legal owners.

10/21/96

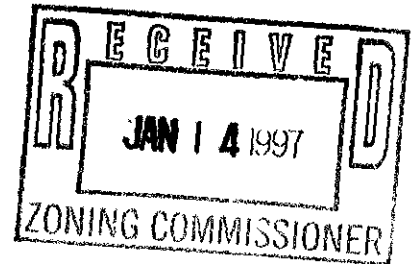
MICROFILMED

File

MURPHY & MURPHY, L.L.C.

Attorneys At Law
14 NORTH ROLLING ROAD
CATONSVILLE, MARYLAND 21228-4848
Tel (410) 744-4967
Fax (410) 744-8936

January 9, 1997



Honorable Timothy Kotroco
Deputy Zoning Commissioner for Baltimore County
Baltimore County Zoning Commissioner
Office of Planning and Zoning
Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variance by
John Corbitt, et al.
Case No.: 97-179-A

Dear Mr. Kotroco:

Enclosed please find the lease for three parking spaces which you required in your November 26, 1996 Order. Please accept this lease for filing with your office in regard to the above-referenced case.

Thank you for your cooperation.

Very truly yours,

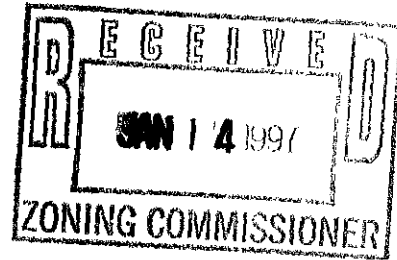
A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy

JVM:dnp
Enclosure
cc: John Corbitt

C:\OFFICE\WPWIN\DOCS\DAI\YSUAN97\UAN9.JVM

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LEASE AGREEMENT

This Lease Agreement made this 26th day of December 1996 between the Breslin Agency, Inc., a Maryland Corporation, (herewith called the "Landlord") and John G. Corbitt (hereinafter called the "Tenant")

WHEREAS the Landlord owns commercial property known as 616 Old Edmondson Avenue, Catonsville, Maryland which is subject to a site plan recorded in the Zoning Records of Baltimore County dated August 17, 1964 and,

WHEREAS said site plan indicates that the Landlord has three parking spaces above the minimum required by Baltimore County Zoning Regulations and,

WHEREAS John G. Corbitt and others own commercial property known as 614 Old Edmondson Avenue and,

WHEREAS, John G. Corbitt has applied for and been granted certain zoning variances pursuant to the Zoning Commissioner's ruling on November 15, 1996 which requires the Tenant to lease three parking spaces to comply with Tenants site plan of September 23, 1996 as amended.

NOW THEREFORE, in consideration of Ten Dollars and other good and valuable considerations paid by Tenant to Landlord, receipt of which is acknowledged by Landlord,

1) The Landlord leases to Tenant the three parking spaces shown on the attached sketch plan for Tenants use.

3) The annual rent shall be 10000, payable on or before January 5th of each and year following this Agreement.

4) The Landlord shall repair and maintain said parking spaces in the normal course of repairing and maintaining the Landlord's parking lot containing said lots.

For Breslin Agency, Inc.:

Wayne H. Bush (SEAL)
President/Landlord



For Owners of 614 Old Edmondson Avenue:

WITNESS

John Corbett (SEAL)
Agent/Tenant

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71"

WHEATON

EX. METAL FENCE

38.50'

EXIST. ZONING: "BL-CNS"

EXIST. USE: "STORES"

37.5' TO BE RELEASED TO "G.I."

EXIST. USE:
"BAR & GRILLE"

"EX. STORES"

*E15

OLD EDMONDSON

AVE. PT. OF BEG.

38.50'

EX. 8" S. (ONG. 48-736, A-10)

265'±

30'±

EX. 1" W. 7

(EX. PAVING)

EX. CURB

EX. CURB

EX. CURB

EXIST. ZONING: "BL-CNS"

EXIST. USE: "SERVICE STATION &
FAST FOOD REST."

"AMOCO SERVICE
STATION"

"PAPA JOHN"
EX. BLDG

AVENUE

(EX. PAVING)

EX. CURB

EX. "BL-CNS" ZONING LINE 2
"ZONING LINE 1"

RAISED (MED)

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

John Corbitt
Paw Lee
JOHN V. MURPHY

105 N. Rolling Rd, Catonsville 21228
304 W. PENNSYLVANIA AVE 4204
14 N. ROLLING RD CATONSVILLE
21228

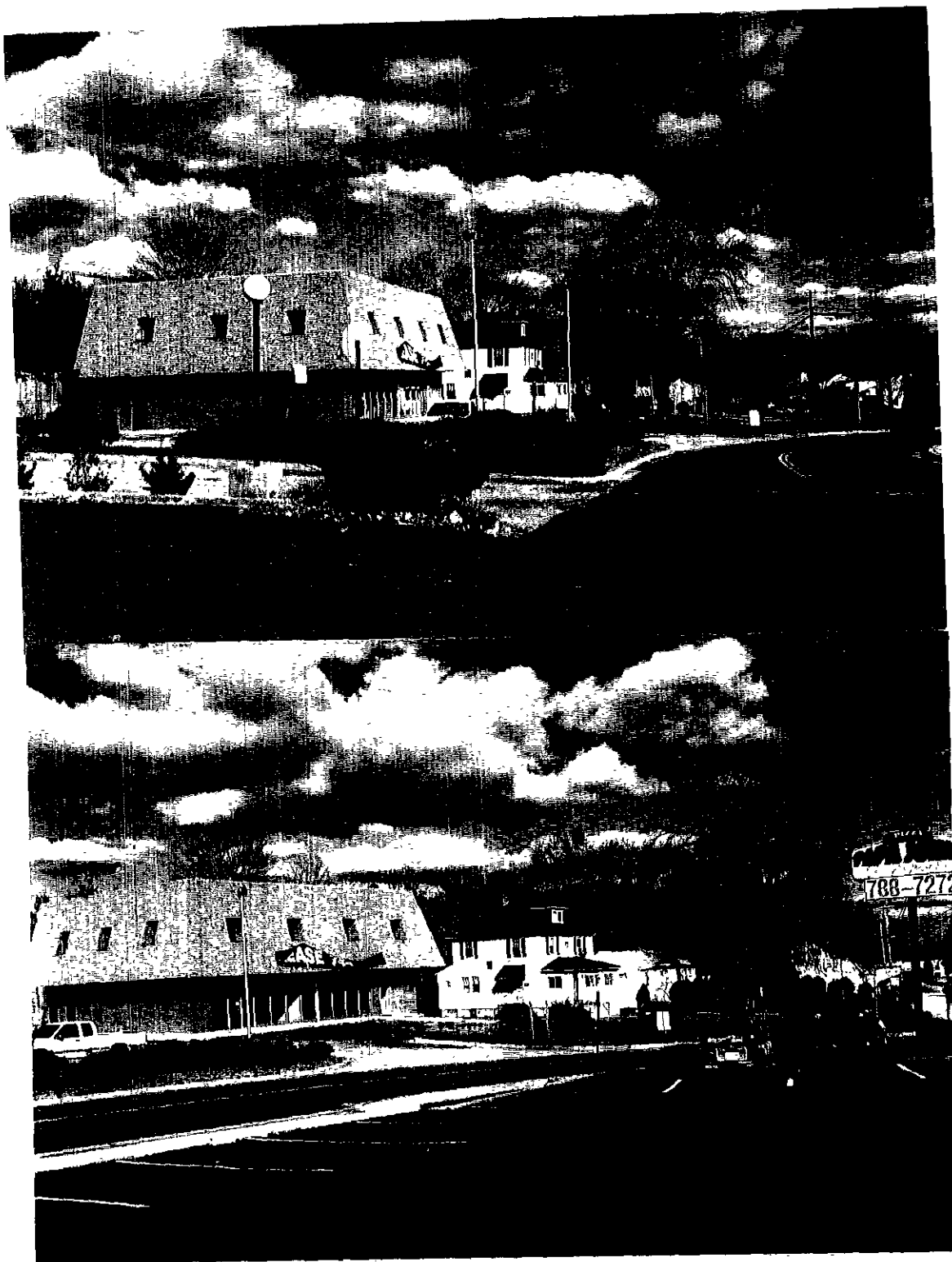
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Petitioner's
Exhibit
3A-3G

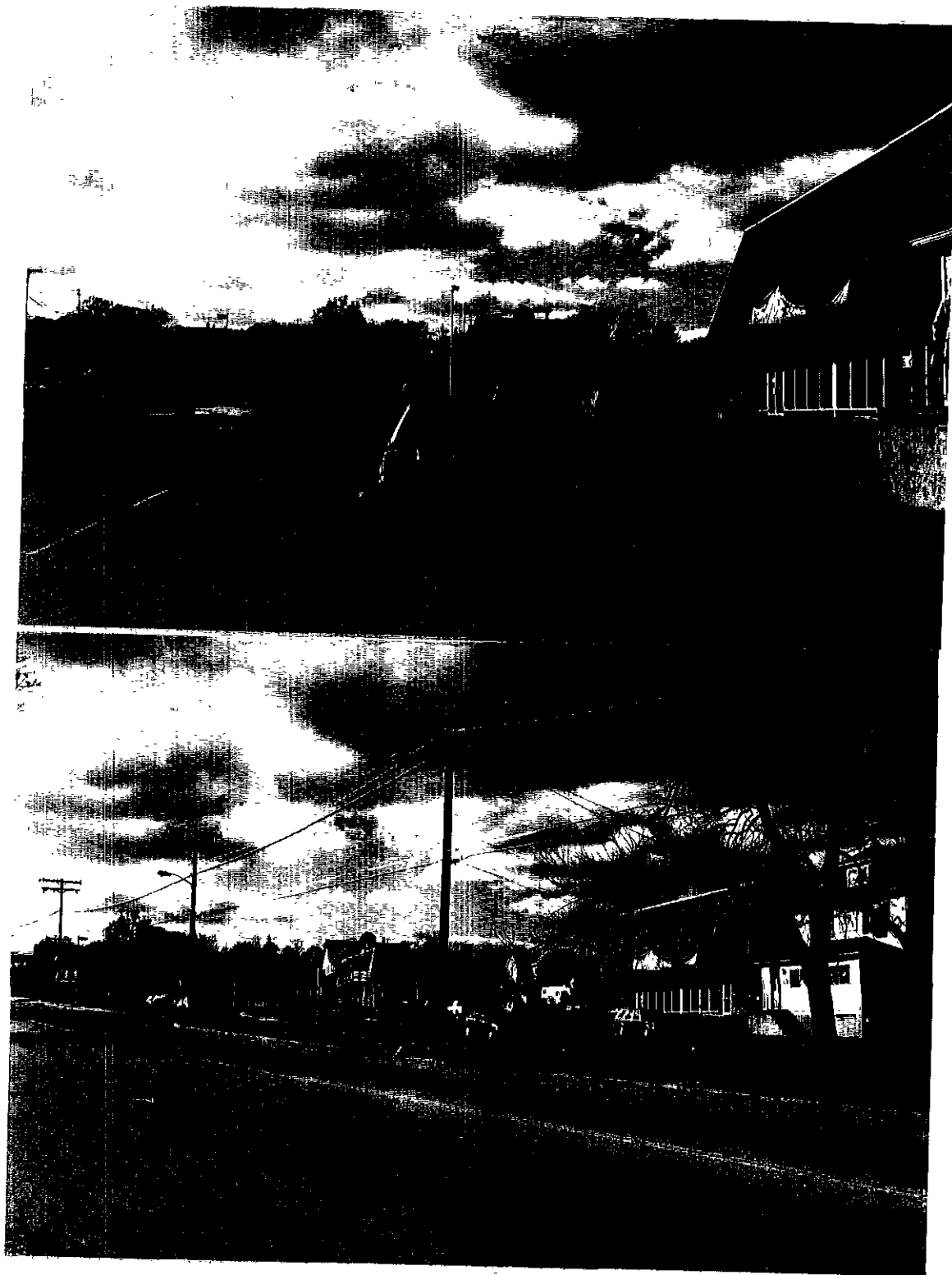
photographs
Case 97-179-A

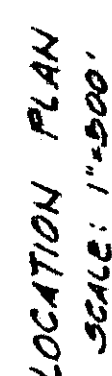
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GENERAL NOTES:

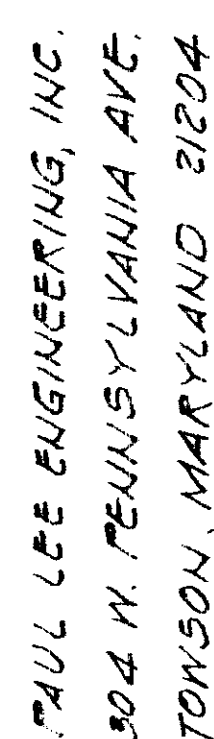
1. AREA OF PROPERTY = 0.4759 ACRES (8000'S = 0.505 ACRES)
2. EXISTING ZONING OF PROPERTY = "BL-CUS"
3. EXISTING USE OF PROPERTY = "OFFICE & RETAIL"
4. PROPOSED ZONING OF PROPERTY = "BL-CUS"
5. PROPOSED USE OF PROPERTY = "OFFICE & RETAIL"
6. REQUIRED OFF-STREET PARKING:
A. 187' FL. ENTRY BLOCKS = 3000 SF/FL.
1.87 FL. OFFICE = 6000 SF @ 575/1000 SF. = 3.0
1.87 FL. OFFICE = 2400 SF @ 25/1000 = 1.92
240 FL. OFFICE = 3000 SF @ 2/1000 = 0.9 (SEE PERMIT 646-79)
B. PROPOSED 20' X 60' ADDITION = 1200 SF/FL
1.574 240 FL. 2400 SF @ 23/1000 = 1.92
REQD. TOTAL NO. OF PARKING SPACES = 25.74 = 26
= 12
7. NUMBER OF PARKING SPACES SHOWN = 12
8. PETITIONER REQUESTING A VARIANCE TO SECTION 292.3B OF THE DCZR TO PERMIT A REAR YARD OF 1' IN LIEU OF THE REQUIRED 20'. (A VARIANCE OF 19').
9. PETITIONER REQUESTING A VARIANCE TO SECTION 409.6 OF THE DCZR TO PERMIT 19 FS IN LIEU OF THE REQUIRED 26 FS. (A VARIANCE OF 7 FS.).
10. PROPERTY SERVED BY PUBLIC UTILITIES.
11. PERMITTED F.A.R. = 3.0; PROPOSED F.A.R. = 4200/25479 = 0.16
12. PROPERTY HAS NO PREVIOUS ZONING HISTORY.
13. PROPOSED SIGNS TO BE IN ACCORDANCE WITH SECTION 413 OF THE DCZR AND EXISTING ZONING POLICIES.

PLAT TO ACCOMPANY PETITION
FOR

VARIANCES

SELECT. DIST. 1C1
SCALE: 1"=30'

MICROFILMED, # 179



EXPERIMENTAL

OWNERS:
THOMAS J. & SHEILA M. CORBITT
JOHN G. & JOO L. CORBITT
JOSEPH R. CORBITT
5707 CALVERTON STREET
BALTIMORE, MARYLAND 21228

